

**MINUTES OF A REGULAR MEETING OF THE
RESOURCE CONSERVATION COMMISSION**

January 5, 2004

Ken Lee Building Conference Room
430 "F" Street

MEETING CALLED TO ORDER by Vice-Chair Doug Reid at 6:01 p.m.

ROLL CALL/MOTION TO EXCUSE

Vice-Chair Reid asked newly appointed Commissioner Tracy Means to introduce herself and give a little background.

MSC (Bensoussan/Chávez) to excuse Chair Teresa Thomas. **Vote:** (6-0)

MEMBERS PRESENT: Vice-Chair Doug Reid, Commissioners Stanley Jasek, Juan Diaz, John Chávez, Pamela Bensoussan and Tracy Means

STAFF PRESENT: Marilyn Pongeggi, Environmental Review Coordinator
Paul Hellman, Environmental Projects Manager
Maria Muett, Associate Planner
Michael Meacham, Conservation & Environmental Services Director
Lynn France, Conservation Coordinator
Miguel Tapia, Principal Community Development Specialist
Linda Bond, Recording Secretary

OTHERS PRESENT: Ken Peterson, Walgreens
Leslie Burnside, Arco AM/PM

APPROVAL OF MINUTES: None.

ORAL COMMUNICATIONS: None.

OLD BUSINESS

1. 2004 RCC Meeting Schedule

The 2004 meeting schedule was approved by common consent.

NEW BUSINESS

2. County of San Diego Integrated Waste Management Plan – Countywide Siting Element Amendment 2003

Mr. Michael Meacham (*Conservation & Environmental Services Director*) stated that the two documents (Summary Plan and Siting Element) are part of a 5-year review process for the whole region. These documents will be sent to SANDAG for approval. From there, the

documents will go to the County Board of Supervisors and then the cities for comment and approval. The Siting Element must demonstrate at least 15 years remaining disposal capacity. The Summary Plan contains goals, policies and a summary of integrated waste management issues in the County.

MSC (Jasek/Means) to accept the documents as submitted and forward them to the City Council. **Vote:** (6-0-0-1) with Thomas absent.

3. IS-03-033 – Arco AM/PM, 765 “E” Street

Ms. Maria Muett (*Associate Planner*) reported that the 0.82-acre proposed project site immediately east of I-5 and the trolley tracks currently contains a vacant service station/convenience store, which would be demolished. The underground storage tanks, hoists and waste oil tank were removed in 2002. Construction of a new Arco AM/PM convenience store, a canopy structure covering 8 fuel dispensers, underground fuel storage tanks and an automatic carwash building are proposed. Off-site improvements include removal, replacement and re-alignment of driveways, curb, gutter and sidewalk along “E” Street plus the installation of a raised median. Ms. Muett identified potential environmental impacts and the required mitigation measures. A traffic study was deemed necessary by the Engineering Department.

Committee Comments

Commissioner Bensoussan noted that this 24-hour facility that would be selling beer and wine is in one of the most highly visible and most important gateways to the City of Chula Vista. She felt it was extremely important for the Design Review Committee to pay very special attention to the landscaping and aesthetics of the structure. Ms. Muett indicated that the DRC and the applicant have been working together to address these issues.

Ms. Leslie Burnside (*Arco AM/PM*) briefly described the proposed landscape plan, building elevations and signage. She assured the RCC that the landscape and architecture would compliment the gateway theme.

Commissioner Jasek was impressed with the layout and use of space.

Commissioner Chávez complimented staff on conducting the traffic study. Is there anything about the runoff on the carwash that is over and above City requirements? Ms. Burnside thought the reclamation system was about an 85-90% separator. Mr. Paul Hellman (*Environmental Projects Manager*) stated that any discharge must be routed into the sanitary sewer not the storm drain system.

Commissioner Means asked if the landscape strip was of minimum width. Ms. Burnside stated that it had been increased to 8½ feet.

MSC (Bensoussan/Jasek) to approve the document. **Vote:** (6-0-0-1) with Thomas absent.

MSC (Bensoussan/Chávez) to express the RCCs concerns with the landscaping and the aesthetic aspects of the building relative to the sites gateway location, and to recommend that the DRC give careful consideration to these issues prior to approving the Design Review for this project. **Vote:** (6-0-0-1) with Thomas absent.

4. IS-04-010 – Walgreens, 1101 Third Avenue

Ms. Muett reported that the 1.20-acre project site is comprised of six parcels located at the southeast corner of Third Avenue and Naples Street. The proposed project consists of the demolition of five existing structures and the construction of a 14,360 square foot Walgreens with a drive-thru pharmacy. The project includes a request to install a satellite dish on the roof, which requires the approval of a Conditional Use Permit in this zone. Ms. Muett described the on- and off-site improvements that would be included. She also discussed the environmental impacts and the required mitigation measures. A Phase I Environmental Site Assessment, an acoustical impact analysis, a focused traffic study and parking analysis were prepared.

Commission Comments

Commissioner Chávez stated that it would be a good neighbor policy if Walgreens did not run trash compactors as late as 10:00 p.m. That is disturbing to residents. Mr. Ken Peterson (*Walgreens*) indicated that these hours were negotiated between Walgreens and City staff. The chances of the compactors being used at 10:00 p.m. are very insignificant because most of that work is done during the daylight hours.

Commissioner Bensoussan asked what happens with the liquor license for the bar/night club. Commissioner Jasek stated that the license does not go with the building; it goes with the owner. Mr. Peterson added that the license will probably be sold as a normal liquor license at some other spot, but there will not be live entertainment that goes with that liquor license in Chula Vista.

Commissioner Bensoussan asked staff to explain the Class I Collector street classification. Mr. Hellman explained that it is based on the volume of traffic that a street carries. As development takes place, those projects are responsible for improving the streets along their frontage to meet current standards. Mr. Peterson indicated that Walgreens had to dedicate 2 feet of land to the City for potential widening of Naples Street.

Vice-Chair Reid asked if there had been any market analysis done to show the need for a facility at this location. Mr. Peterson stated that Walgreens had done extensive sophisticated studies to determine if they want to be at this location or not.

MSC (Jasek/Diaz) to accept the project. **Vote:** (6-0-0-1) with Thomas absent.

MSC (Chávez/Bensoussan) that the applicant consider voluntarily limiting the hours of operation of the outdoor trash compactors between the hours of 8:00 a.m. and 8:00 p.m., which is more restrictive than the requirements. **Vote:** (6-0-0-1) with Thomas absent.

ENVIRONMENTAL REVIEW COORDINATOR COMMENTS

Ms. Marilyn Pongeggi (*Environmental Review Coordinator*) stated that Dawn Beintema (*OED Manager*) had volunteered to come before the RCC and do a brief workshop on the most efficient way to run a meeting. Ms. Beintema has done this with other Commissions. Ms. Pongeggi stated that, if the Commissioners were interested in such a workshop, she could arrange it for the second meeting in February.

The Commissioners agreed by common consent.

CHAIR COMMENTS: None.

COMMISSIONER COMMENTS

Commissioner Bensoussan asked to be excused from the February 2, 2004 meeting.

Commissioner Diaz asked to be excused from the March 15, 2004 meeting.

ADJOURNMENT: Vice-Chair Reid adjourned the meeting at 7:09 p.m. to a regular meeting on Monday, February 2, 2004, at 6:00 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

Linda Bond, Recording Secretary